

Rider #3
SFO#06-031
Lease # GS-11B-01973
Required Maintenance and Tenant Improvements

1. Lessor will complete, at fifty percent (50%) Lessor expense and fifty percent (50%) Government expense, the ONDCP Tenant Improvement listed below within a reasonable time frame of full lease execution in a manner acceptable to the Contracting Officer:

A. Installation (including labor and material costs) of seventeen (17) E-mon meters to monitor seventeen (17) A/C Units as follows: (4) on 3rd Floor, (9) on 5th Floor and (4) on 6th Floor. Meters will be mounted with in Electrical Closet connected to electrical panel in which the A/C Unit is powered from. E-Mon meter is to be installed with in 20' of this Electrical panel. All work in accordance with Statement of Work provided by the Lessor on March 1, 2007 as follows:

E-Mon meters operate at 277 – 480 volts / 60Hz / 1 – 3 Phase / 1 – 100 Amps. The work includes:

- a. Furnish and install seventeen (17) E-mon meters in Electrical Closets with in 20' from the electrical panel that A/C unit power is fed from and wire meters into electrical panels.
- b. Furnish and install seventeen (17) in-line fuse holders and seventeen (17) 1 amp fuses to power E-mon meters.
- c. Furnish and install seventeen (17) 1-pole 20 amp / 277volt circuit breakers to feed E-mon meters if needed.
- d. Furnish and install current transformers for each meter and connect around A/C Unit wiring in existing electrical panel.
- e. Test each meter for proper operation.



B. Installation (including labor and material costs) of one (1) 20 amp / 120 volt power supply for three (3) new BTU meters in Electric Closets on the 3rd, 5th and 8th floors.. All work in accordance with Statement of Work provided by the Lessor on March 28, 2007 as follows:

- a. Install ½ EMT conduit (not to exceed 20' from electric panel) to BTU meter in Electric Closet for each meter.
- b. Install #12 THHN copper wire in new conduit and install one (1) new 1-pole 20 amp circuit breaker in existing panel for each meter.
- c. Connect wiring to new circuit breaker and connect wiring to each BTU meter.
- d. Test for proper operation.

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Lessor Gov't

2. Government will complete, at Government expense, the work listed below within a reasonable time frame of full lease execution in a manner acceptable to the Contracting Officer:

A. Air Balancing for Floors 3,5,6,7 and 8. Submission of an Air Balance Report by licensed professional and completion of appropriate remedies for Floors 3,5,6,7 and 8 . The Government shall not be responsible for any repairs to the base building system(s) and/or repair or replacement of components to base building system(s) that are due to normal wear and tear that may be identified as a remedy in the Air Balance Report.

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Lessor Gov't